



Planning, Research & Evaluation

Minnesota Families Affordable Rental Investment Fund

10/3/2016



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Introduction

This report is submitted to the Minnesota Legislature by Minnesota Housing as provided by Laws 2000, chapter 488, article 8, section 2.

Background

Following the Minnesota Legislature's authorization of the program and with an initial appropriation of \$30 million, Minnesota Housing created the Minnesota Families Affordable Rental Investment Fund (MARIF). Minnesota Housing began accepting funding proposals from housing sponsors in late 2000, and finalized the last MARIF loan in June 2007. Under MARIF, Minnesota Housing made deferred loans to housing sponsors for the construction, acquisition, or rehabilitation of permanent rental or permanent supportive housing that includes units affordable to tenants with MFIP-level incomes.

In 2001, Minnesota Housing received additional appropriations for MARIF from the Minnesota Legislature. Over the life of the program, appropriations totaled \$54 million.

Affordable Housing Development

Using MARIF appropriations and other resources, Minnesota Housing has funded 54 developments with a total of 2,093 new or substantially rehabilitated affordable rental units. Of these, 443 units or 21% are affordable to tenants with MFIP-level incomes (see Table 1).

Twenty-five percent of the MARIF-assisted units are located in Greater Minnesota communities and 75% are located in the seven-county Twin Cities metropolitan area. Within the Twin Cities area, MARIF-assisted units are located primarily in the inner cities (65% of the units in the metro area are located within the cities of Minneapolis and Saint Paul).

Table 1
Distribution of MARIF Assistance

| Property location | Number of Developments | Percentage of Total Developments | MARIF Loan Amount | Total Units | MARIF-Assisted Units | Percentage of Total MARIF Units |
|-------------------|------------------------|----------------------------------|-------------------|-------------|----------------------|---------------------------------|
| Metro | 34 | 63% | \$43,833,996 | 1,541 | 332 | 75% |
| Core cities | 24 | | \$27,229,496 | 935 | 215 | |
| Suburbs | 10 | | \$16,604,500 | 606 | 117 | |
| Greater MN | 20 | 37% | \$11,682,205 | 552 | 111 | 25% |
| Total closed | 54 | 100% | \$55,516,201 | 2,093 | 443 | 100% |

Eighty-two percent of the MARIF-funded units were new construction/adaptive reuse at the time of funding and 18% were rehabilitation. A total of 33% of the units were supportive housing.

Nearly 60% of the developments with MARIF loans also received funds through another Minnesota Housing deferred loan or first mortgage program. The Economic Development and Housing/ Challenge

Fund and the Low and Moderate Income Rental Program with flexible financing were the two programs most frequently used in conjunction with MARIF. Owners of 43% of the developments also received federal housing tax credits allocated by Minnesota Housing in addition to project financing.

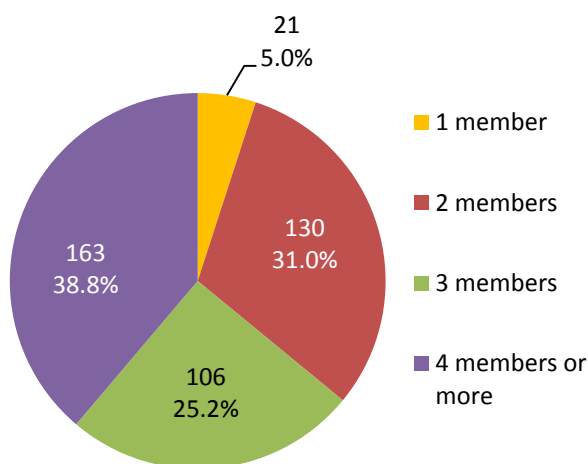
Basic Characteristics of Tenants

Most tenants are small single-parent families.

Historically, demographic information reported to Minnesota Housing by property owners shows that most tenants are families with minor children. Ninety percent of households assisted during 2015 were families with one or more minor children; 68.3% of all MARIF households reporting were single-parent families (one adult living with one or more minor children).

A distribution of households by household size is shown in Figure 1, with a median of three people per household. Of those assisted in 2015, 36.0% were one or two person households, 25.2% were three person households and 38.8% were four persons or more.

Figure 1
MARIF Households
by Household Size, 2015

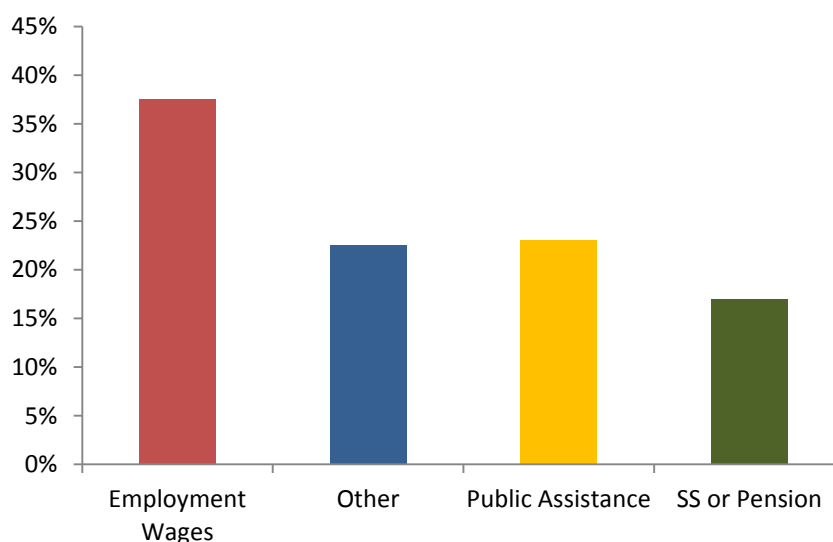


The median income of tenants in MARIF units is extremely low.

The median 2015 income of households assisted in 2015 was \$11,700—\$8,760 for 2015 move-ins and \$12,234 for move-ins prior to 2015—considerably higher for longer-term tenants. The median for 2015 move-ins was slightly higher than the median for 2014 move-ins (\$8,244).

Among MARIF households assisted during 2015, the greatest proportion (37.5%) reported salary/wages as the **primary** source of household income, which is a decrease from 40.6% of households in 2014. In 2015, 16.9% of households reported Social Security or pension as the primary sources of income, compared with 18.0% in 2014. Note that Social Security payments may be made either to an older or a disabled household member.

Figure 2
MARIF Household Income Sources



Data from the Minnesota Department of Human Services (DHS) indicates that 49.6% of MARIF households assisted during 2015 were in their system as being eligible for one or more months of public assistance through the Minnesota Family Investment Program (MFIP); however, only 23.1% of households reported public assistance as the **primary** source of income, down from 25.1% in 2015.

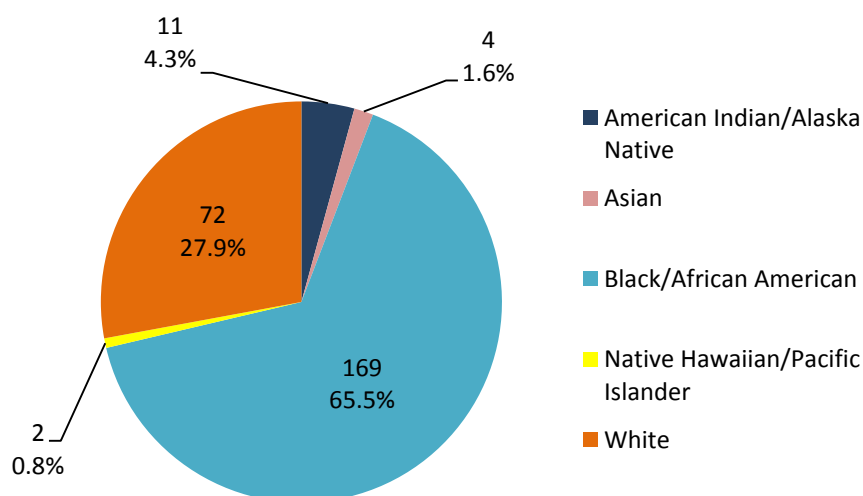
DHS data indicate that of the MARIF households reporting in 2015, (i.e., MFIP recipients for whom we have data), 30.9% worked for six months or more during the year, down from 42% in 2014.

Nearly three-fourths of MARIF tenants are households of color.

Historically, households of color have occupied at least 50% of the MARIF units available. Of householders assisted in 2015, 72.1% were of a race other than White

Data reported by property owners also show that 6.5% of MARIF households assisted in 2015 were of Hispanic or Latino ethnicity.

Figure 3
MARIF Households
by Race, 2015



MARIF-assisted tenants move less frequently than low-income renters in general.

Moves are not necessarily an indicator of household distress; however, studies show that low-income families move more frequently than does the general population and are more likely to make involuntary moves, e.g., caused by eviction or housing affordability problems. Involuntary or unplanned moves can adversely affect families, especially children. Research indicates that children in frequent mover families lag in academic performance compared with their peers, and evidence also suggests a connection between frequent moves and behavior problems in the children of frequent movers.¹ According to the most recent estimates reported by the Census Bureau, 38% of low-income renter households in the U. S. (households below poverty) had moved to their current housing within the last year and an estimated 16%-20% had lived in the same unit for more than five years.² Among current

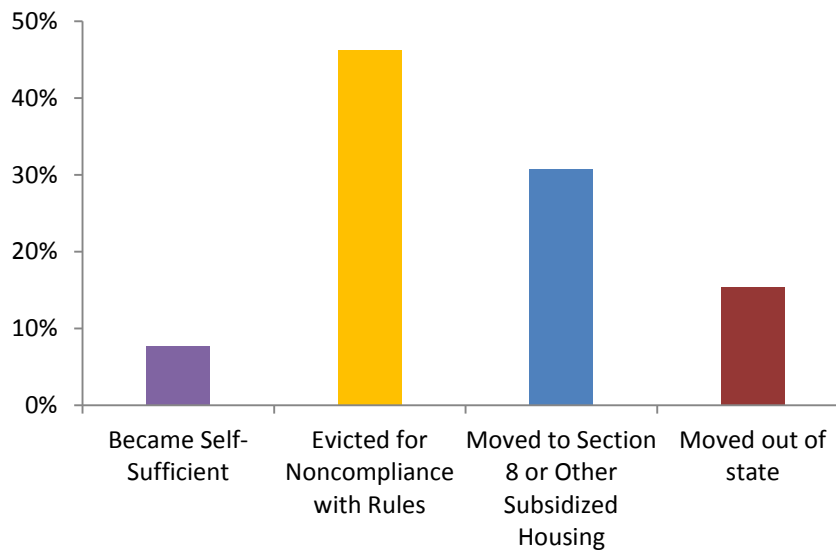
¹ Rebecca Cohen and Keith Wardrip, *Should I Stay or Should I Go?* (Center for Housing Policy, February 2011).

² U.S. Department of Commerce, Bureau of the Census, *American Housing Survey*, 2013.

tenants of MARIF-assisted housing, 22.1% had occupied a MARIF unit for one year or less and 27.1% had occupied a MARIF unit for more than five years.

Information on reasons for MARIF tenant move-outs is brief. There were only 30 move-outs in 2015 and more than 50% did not provide a reason for their move. As shown in Figure 4, the most common reason given for a household move is that the household was either evicted or moved to other permanent affordable housing such as Section 8. Of households moving out in 2015, 30.8% secured permanent subsidized housing.

Figure 4
Reasons for Tenant Moves from MARIF-Assisted Housing



Conclusion

MARIF-assisted units provide affordable housing to renters with incomes that qualify them for MFIP assistance. Current information shows that in MARIF-assisted housing:

- Ninety percent of households are families with minor children and more than two-thirds of the households are single-parent families.
- Nearly 40% of households include four members or more.
- Household incomes are extremely low.
- Nearly three-fourths are households of color.
- Few households moved out of MARIF-assisted housing in 2015 and their reasons for doing so were largely unstated.

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A copy of the report will be available at: www.mnhousing.gov/

Appendix A: Description of Data

Demographic and income data are summarized from reports submitted to Minnesota Housing by property owners during the process of monitoring units for compliance with program rules. Selected characteristics are based on MARIF households reported as of December 31, 2015, that occupied a MARIF unit for one or more months during the year.

The Minnesota Department of Human Services (DHS) provided data on Minnesota Family Investment Program (MFIP) participation; additional data on employment and earnings from the Minnesota Department of Employment and Economic Development are no longer available for this study.